

Sumpter Township
Planning Commission Meeting
Thursday, July 12, 2018, 7:00 p.m.
23480 Sumpter Rd., Belleville, MI 48111
Minutes

Meeting called to order by Chairman Stalmack at 7:00 p.m. Showing present: Belinski, Borden, Clark, Stalmack, Rush, Pokerwinski and Sherwood. Excused absence: Oddy. Unexcused absence: Cichewicz. Also showing present: Planner Lasser, Deputy Clerk Hadyniak and 7 residents.

4. Minutes:

- A. Motion by Belinski, supported by Bordon to approve the Regular Planning Commission Minutes of May 10, 2018. Commissioner Rush recused himself from the vote. Motion carried.

5. New Business:

Motion by Bordon, supported by Pokerwinski to open the Public Hearing. Public Hearing opened at 7:03 pm. Motion carried.

A. Consider approval for a special land use permit to allow a Slaughterhouse in the GI, General Industrial zoning district as required by Section 4.6.2(y) of the zoning ordinance. The site for the proposed special land use is located at 50425 Bemis Road, Belleville, MI 48111.

Planner Lasser opened the session by giving a brief analysis of the project and site description as discussed by him and Planner Atkin. Planner Lasser stated the 9.51-acre property and existing structure for a custom USDA slaughterhouse to serve the Kosher/Halal needs within the township and surround area. Per Section 4.16.2 of the Sumpter Township zoning ordinance, slaughterhouses are permitted as special land use in the GI, General Industrial zoning district and are subject to the requirements and conditions of Section 6.48. The property will be used as a custom USDA slaughterhouse which is unique to the area since it will be on a smaller scale. Customers will visit the site and select an animal of their choice, once processed; the meat will be packaged and given to the customer. The existing primary structure is approximately 1,460 square feet, this will be used as office space, a processing room, and a lounge area. Attached to the primary structure in an approximately 876 square foot structure, this area will house the slaughter room. Planner Lasser stated the slaughterhouse doesn't harm the intent of the master plan for Sumpter Township. Planner Lasser did express concern towards the parking lot area, since no information was provided. Adil Almaliky for 50425 Bemis Rd. stated the hours of business will be from 8 am until 4 pm but stated most of the business will be on the weekends. Mr. Almaliky specified there was a previous business and has an existing gravel driveway with twenty (20) spots available. Planner Lasser asked Mr. Almaliky how will the animals be brought into the slaughterhouse. Mr. Almaliky stated they will be bringing the animals by a trailer that they have purchased. Planner Lasser stated per the township ordinance a six (6) foot fence needs to be around the property. Although, Planner Lasser stated they don't feel it necessary and feels it will take away from the rural character. Planner Lasser wanted to know from Mr. Almaliky the fencing to go around the animals, how tall will it be? Mr. Almaliky stated the fencing will surround the whole building and be six (6) feet tall. Planner Lasser told Mr. Almaliky that there are a few other things he needs to address. The landscaping needs to be replaced since it was recently removed when the utility service

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upgrade was performed. Planner Lasser told Mr. Almaliky he needs to provide a location for the dumpster enclosure so it will meet the ordinance code. Mr. Almaliky had stated this information is part of his business plan he provided to the Planning Commission and intends to have the dumpster emptied daily. Commissioner Clark stated to Mr. Almaliky that he was FDA/government approved but not required to FDA approved. Mr. Almaliky replied that he has been working with the FDA to stay compliant and they could do an inspection at any time. Commissioner Pokerwinski asked if they planned on making any changes to the structure of the building. Mr. Almaliky told the commission he plans on keeping the existing structure in tact but will remodel the inside to the USDA standards. Commissioner Pokerwinski asked what type of livestock will be slaughtered. Mr. Almaliky told the commission he will have lamb, sheep, chickens and goats. Commissioner Clark wanted to know will you be doing this for individuals or selling to markets. Mr. Almaliky stated it will be for individuals but our future goals are to be able to sell to whole sales or restaurants. Chairperson Stalmack stated contrary to what the Planner stated we will expect you to hard surface the parking lot because we have required other businesses to do the same. Planner Lasser restated that Carlisle Wortman didn't find it necessary for a six (6) foot fence to surround the entire parcel as stated in the ordinance. The planner felt it would take away from the rural character. Resident Jay Bardell asked what kind of holding pens, will the animals be inside or outside. Mr. Almaliky answered we will have an attached barn where the animals can go from inside to outside. Mr. Bardell asked if there will be certain days a specific animal will be slaughter on. Mr. Almaliky stated according to USDA standards you can only do poultry on specific days and will follow the rules. Commissioner Sherwood wanted to know how long the animals would be housed in the pens before slaughtering. Mr. Almaliky told the commission really no more than a week but his business will be more preordering. So they would pick up the animal from a local auction or farmer to bring back to slaughter. Resident Toni Clark asked where are you disposing of the animal waste? If you don't fence it in, where are you going to house the two hundred (200) animals? Mr. Almaliky stated he will not be housing two hundred (200) animals and doesn't believe he stated that amount and dispose we are looking into have service every day. Resident Norman DeBuck stated with the fencing, he will need a very sturdy fence to house any large animals. He didn't want his turf next door to be damaged if one of the animals were to escape. Mr. DeBuck wanted to know about dispose and waste from the animals. Mr. Almaliky stated disposal will be every day for both animals and there waste. Chairperson Stalmack she does agree with the Planner fencing shouldn't surround the entire area but she does believe the fencing should be in the back part where the animals will be. Commissioner Sherwood asked Planner Lasser about the replacing of the landscaping and wanted to know what needed to be replaced. Planner Lasser stated that there was septic tank issue and they removed multiple tree or scrubs, so those needed replacing. Mr. Almaliky stated he had no knowledge of the landscaping issue prior to this meeting. Mr. Bardell suggested to the Planning Commission to check with other slaughterhouses in the area. Commissioner Belinski was under the assumption you were going to have two facilities. Mr. Almaliky clarified by stating it was one building but a separate area of poultry. Ms. Clark asked why are you calling yourself UDSA, is that going to be the name of the slaughterhouse. Mr. Almaliky

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clarified it's not part of the name; it's just stated on the application that he will be USDA approved. Commissioner Rush asked if he was going to be maintaining the grass and seen it was overgrown. Commissioner Borden asked if he will be raising any animals himself. Mr. Almaliky replied no. Commissioner Clark asked where would you be getting your animals. Mr. Almaliky stated from local farmers or auctions. Mr. Almaliky told the commission that they could sell to the public but it would have to be a whole animal; completing the process from start to finish. Commissioner Belinski asked if they have ever done such an operation before. Mr. Almaliky told her no but they do poultry at their other store they own in Detroit. Commissioner Rush asked will there be any signage or advertising for the business. Mr. Almaliky said right now he is waiting for the approval before he moves forward with any advertisement. Resident Linda DeBuck wanted to know if you were able to purchase an animal and if Mr. Almaliky was the sole owner. Mr. Almaliky stated he will be one (1) of the owners but has two (2) business partners and he will be advised by the USDA on what he can do. Commissioner Belinski wanted to know if this will create any jobs. Mr. Almaliky said yes with local farmers. Motion by Belinski, supported by Sherwood to closed the Public Hearing at 7:34 pm. Motion carried.

Chairperson Stalmack told the Commission they need to discuss and decide. Commissioner Clark stated they seem experienced and they seem to want to follow all the rules. Commissioner Belinski seemed to be satisfied with all the answers that were given by Mr. Almaliky. Commissioner Rush stated they are going to require the parking lot to be hard surfaced. Motion by Pokerwinski, supported by Borden to except with the necessary changes. Motion carried.

6. New Business: none

7. Unfinished Business: none

8. Open Floor: One (1) person spoke

9. Adjournment: Motion by Belinski, supported by Rush to adjourn at 7:41 p.m. Motion carried.

Minutes prepared by,
Dawn Hadyniak
Deputy Clerk
Sumpter Township